

El Sub Sta



Proposed new hedgerow to reinforce boundary, refer to landscape drawings.

Existing pedestrian crossing on Beccles Road to be enhanced to reinforce the 20mph zone. Subject to Engineer's detailed design.

Existing roadside hedgerow to be retained and managed. Hedgerow to be trimmed back to edge of widened 3m cyclepath.

Proposed raised table with tactile paving to provide cycleway footway crossing to LTN 1/20 principles

Proposed crossing with dropped kerbs and tactile paving to provide cycleway footway stop and Beccles Road Industrial Estate

Extension of the existing 20mph zone with appropriate gateway signage.

Proposed raised table with tactile paving to provide cycleway footway crossing to LTN 1/20 principles

Existing roadside hedgerow to be removed and new replacement hedgerow to be planted on line of visibility splay, refer to landscape drawings.

PROPOSED INFORMAL WOODLAND WALK

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LEAP (400sq.m)

KEY

PERMEABLE PAVING

- Best Alpha Low Permeable Paving
- Best Omega Low Permeable Paving
- Best Omega High Permeable Paving

NON PERMEABLE PAVING

- Best Alpha Tumbled Paving
- Best Omega Classic Paving

TARMAC

TAR SPRAY & SHINGLE FINISH

PRIVATE GARDENS TO PLOTS

GRASS / SOFT LANDSCAPING

OPEN SPACE

BUFF COVER PAVING SLABS

PROPOSED NEW PLANTING

EXISTING TREES & HEDGES TO BE REMOVED

EXISTING TREES & HEDGES TO BE RETAINED

HOUSING SCHEDULE

House Type	Description	Sq Ft	No.
541	Apartment 1 bed 2 person (2 storey)	538	6
725	Apartment 2 bed 4 person (2 storey)	758	2
799	Apartment 2 bed 4 person (2 storey)	790	2
645	House 2 bed 3 person (2 storey)	645	12
743	FOG 2 Bed 4 person (1.5 storey)	743	3
754	House 2 bed 3 person (2 storey)	754	12
794	House 2 bed 3 person (2 storey)	794	2
852	House 3 bed 5 person (2 storey)	852	14
999	House 3 bed 5 person (2 storey)	999	18
1021	House 3 bed 5 person (2 storey)	1021	3
1033	House 3 bed 5 person (2 storey)	1033	1
1178	House 3 bed 5 person (2 storey)	1178	3
1317	House 4 bed 7 person (2 storey)	1317	7
1326	House 4 bed 7 person (2 storey)	1326	3
1500	House 4 bed 7 person (2 storey)	1500	7
1687	House 4 bed 8 person (2 storey)	1687	6
1764	House 4 bed 8 person (2 storey)	1764	5
2048	House 4 bed 8 person (2 storey)	2048	6

112 PLOTS

SELF BUILD

House Type	Description	Sq Ft	No.
539	Apartment 1 bed 2 person (2 storey)	539	8
542	Bungalow 1 bed 2 person (1 storey)	542	4
659	Bungalow 2 bed 4 person (1.5 storey)	659	6
886	FOG 2 Bed 4 person (1.5 storey)	886	2
971	Bungalow 3 bed 5 person (1.5 storey)	971	1
1009	House 3 bed 5 person (2 storey)	1009	13
1292	House 4 bed 7 person (2 storey)	1292	2
1470	House 5 bed 9 person (2 storey)	1470	1

41 PLOTS

SHARED OWNERSHIP

House Type	Description	Sq Ft	No.
859	House 2 bed 4 person (2 storey)	859	8
878	House 2 bed 4 person (2 storey)	878	2
1009	House 3 bed 5 person (2 storey)	1009	8

18 PLOTS

TOTAL 180 PLOTS

180 NO. RESIDENTIAL UNITS

OPEN MARKET - 112 units

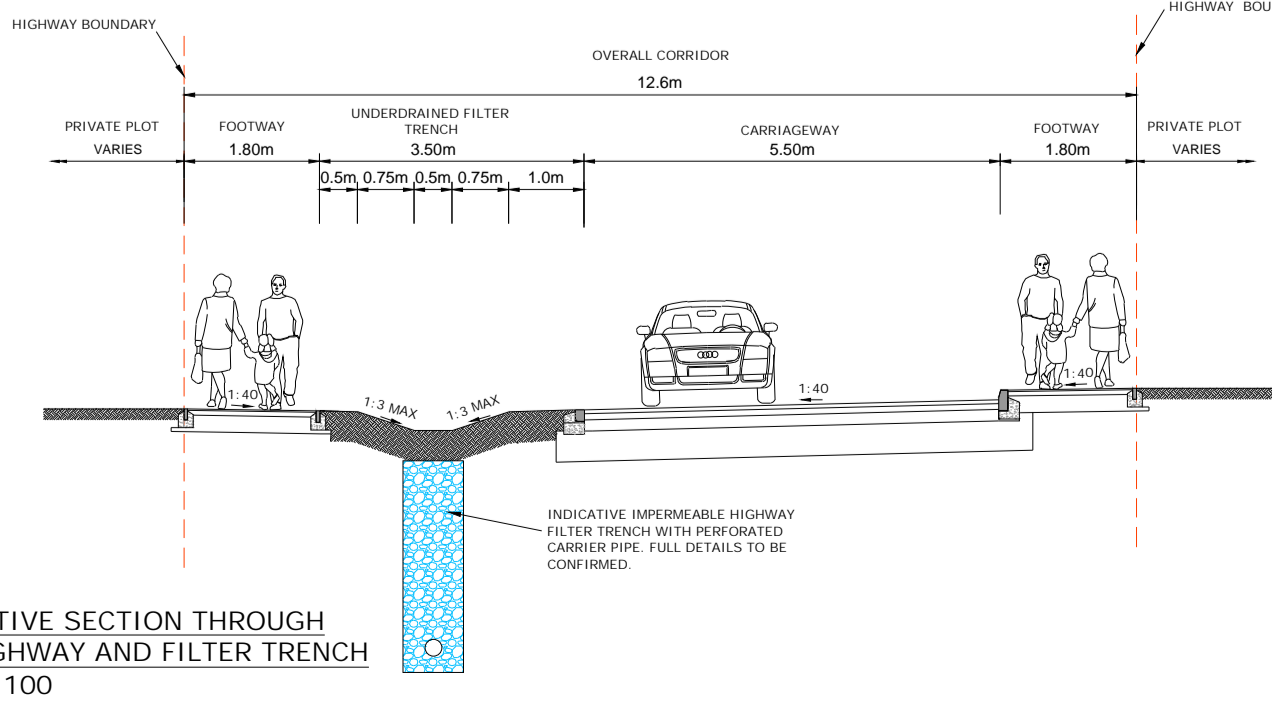
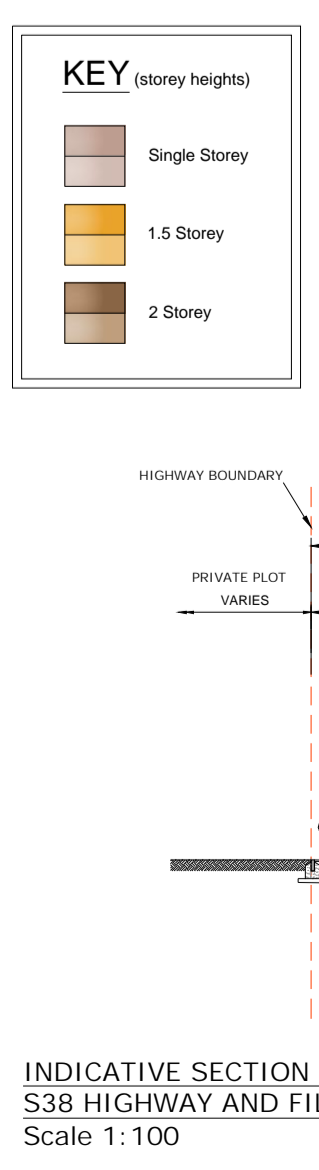
39 no.	1 & 2 Bed	30%
39 no.	3 Bed	30%
34 no.	4 Bed	30%

9 no. (P/A) SELF BUILD

59 no. (20%) AFFORDABLE UNITS

37 no. VISITOR CAR PARKING SPACES

1 no. BLUE BADGE PARKING SPACES



SCALE 1:500

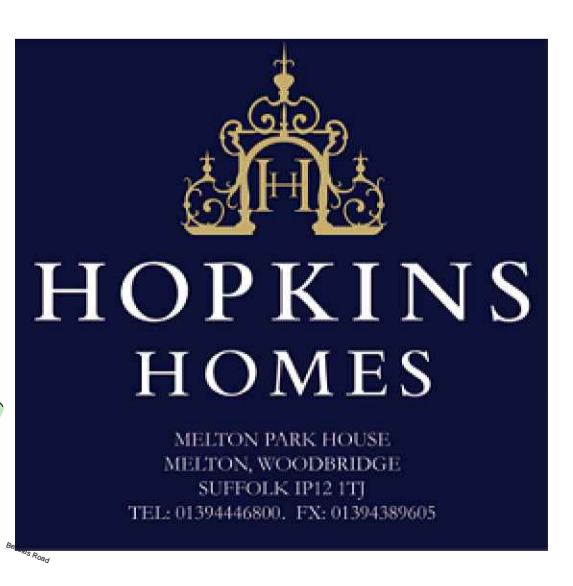
0m 5m 10m 15m 20m 25m

Notes:

Do not scale from this drawing to ascertain dimensions.

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Rev.	Date	Details
A	28.03.22	Planning Consultants comments incorporated.
B	01.04.22	Internal comments incorporated.
C	13.04.22	Private drives adjusted to suit swept path analysis.
D	18.10.22	Highways comments incorporated.
E	27.01.23	Additional planning added to northern boundary, 2m wide footpath added between existing cycleway and front of plot 15. Annotation amended on drainage basins.
F	21.03.23	Planning Consultants comments incorporated.
G	10.05.23	Highways comments incorporated.
H	20.05.24	Plots 1-13 Replan. (ET)



PLANNING

Project: BECCLES ROAD, LODDON

Drawing: PLANNING LAYOUT

Plot Numbers: 180

Project no.: LOD1

Dwg no.: 005

Scale: 1:500 @ A0

Rev.: H

Drawn by: ST

Date: 24/03/21